174.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	542,300 / 542,300
					USE VALUE:	542,300 / 542,300
					ASSESSED:	542,300 / 542,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TADDEO RICHARD J & JUDY A
Owner 2:	
Owner 3:	
Street 1:	39 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,220 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1910, having primarily Clapboard Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3220.000	180,700		361,600	542,300
Total Card	0.074	180,700		361,600	542,300
Total Parcel	0.074	180,700		361,600	542,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.23 | /Parcel: 391.2

Legal Description

User Acct 115976

GIS Ref

GIS Ref

Insp Date 02/27/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,700	0	3,220.	361,600	542,300	542,300	Year End Roll	12/18/2019
2019	101	FV	174,900	0	3,220.	356,500	531,400	531,400	Year End Roll	1/3/2019
2018	101	FV	174,900	0	3,220.	273,800	448,700	448,700	Year End Roll	12/20/2017
2017	101	FV	174,900	0	3,220.	258,300	433,200	433,200	Year End Roll	1/3/2017
2016	101	FV	174,900	0	3,220.	237,600	412,500	412,500	Year End	1/4/2016
2015	101	FV	163,900	0	3,220.	222,100	386,000	386,000	Year End Roll	12/11/2014
2014	101	FV	163,900	0	3,220.	204,600	368,500	368,500	Year End Roll	12/16/2013
2013	101	FV	163,900	0	3,220.	204,600	368,500	368,500		12/13/2012

!13519!

PRINT

Date	Time
12/11/20	03:27:38

LAST REV

Date	Time
04/03/19	11:19:23
mmcmakin	
13519	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12634-410		5/22/1974		22,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2019	Meas/Inspect	DGM	D Mann
10/5/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	189	PATRIOT
4/15/2000	Inspected	270	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3220		Sq. Ft.	Site		0	70.	1.60	6									361,620						361,600	

Total AC/HA: 0.07392 | Total SF/SM: 3220 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 361,620 | Spl Credit | Total: 361,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	140.683
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280644
Depreciation:	99909
Depreciated Total:	180735

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

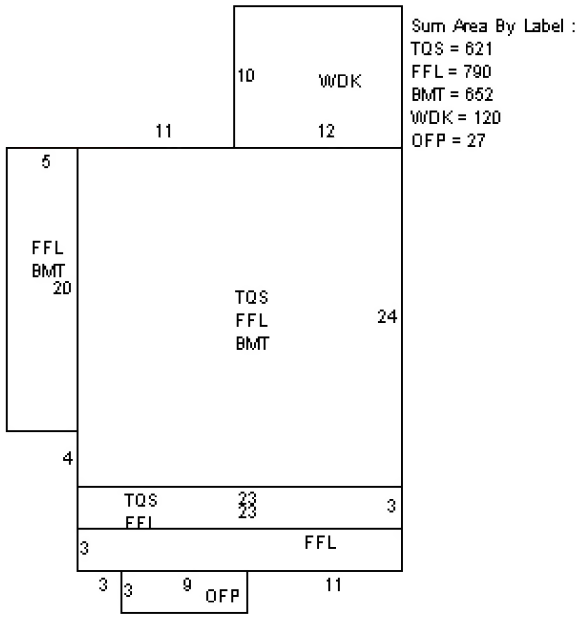
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.68
Special Features:	0	Val/Su Net:	87.93
Final Total:	180700	Val/Su SzAd	143.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	140.680	111,140
BMT	Basement	652	47.690	31,095
TQS	3/4 Story	466	140.680	65,523
WDK	Deck	120	14.230	1,707
OFP	Open Porch	27	43.670	1,179

Net Sketched Area:	2,055			Total:	210,644
Size Ad	1255.75	Gross Are	2210	FinArea	1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X6	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	